

FOR LEASE

Prime Retail Pad

W Dixie Ave & US Hwy 27 | Leesburg, FL 34748



Line of sight

Overview

AVAILABLE	1.8 Acres
RENTAL RATE	Call for Rates

Description

Pad site located in the commercial corridor of Leesburg, with excellent frontage and visibility on both US 27 and Dixie Avenue. Located at the NE corner of this signalized intersection with access from all sides of the property.



Contact

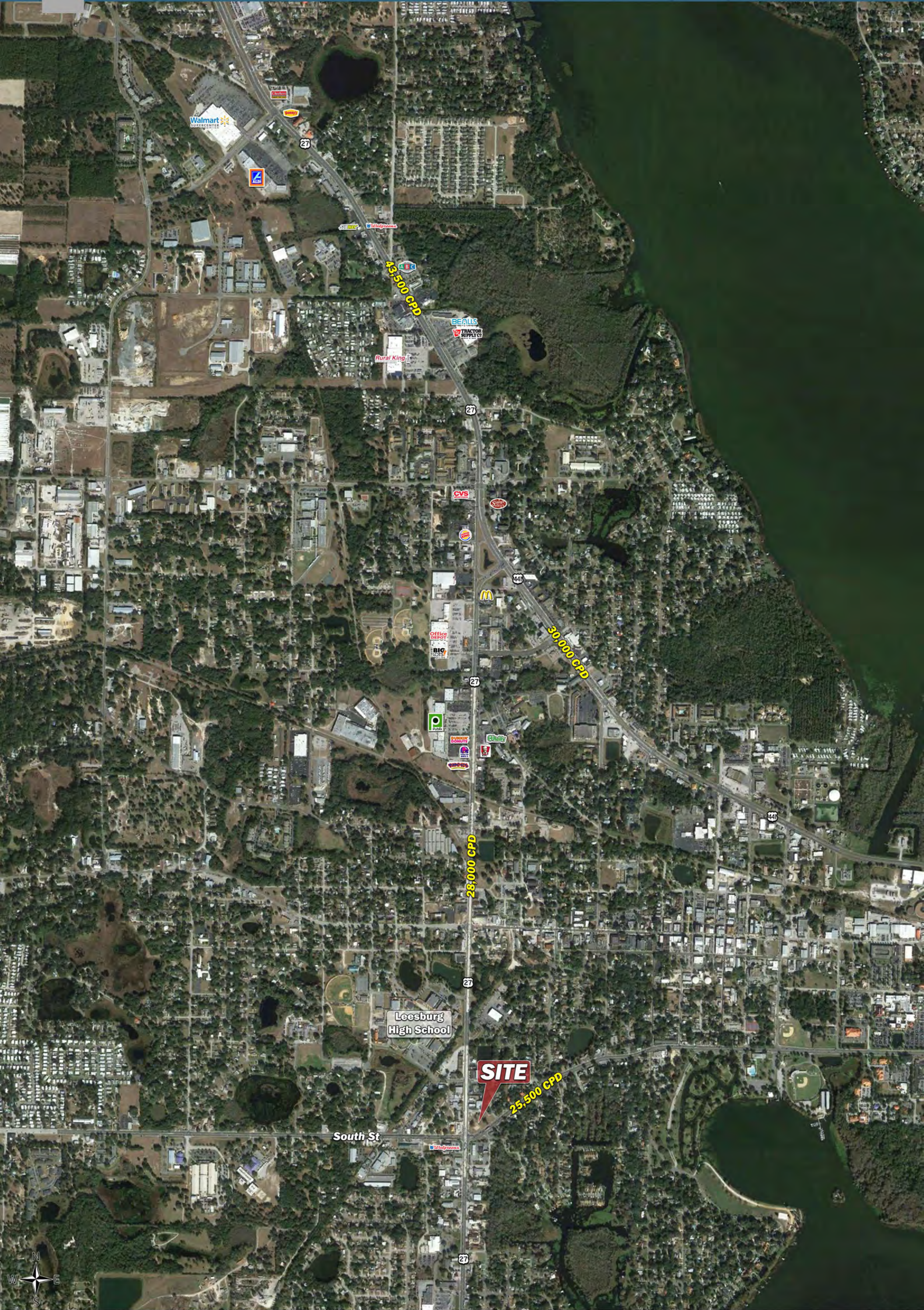
JASON KAISER, CCIM
407.310.3001 | jason.kaiser@srsre.com

ALEX BISBEE
407.864.6444 | alex.bisbee@srsre.com

Demographics

	1 MILE	3 MILE	5 MILE
Total Population	6,401	21,123	40,327
2020 Growth	0.79%	1.00%	1.08%
Median HH Income	\$35,222	\$33,625	\$37,677
Daytime Population	5,879	18,463	24,062

Year: 2015 | Source: ESRI





27

22,500 CPD

25,500 CPD

W Dixie Ave

Walgreens

Shell

27

Executive Summary

W Dixie Ave & US Hwy 27 | Leesburg, FL 34748



	1 mile	3 miles	5 miles
Population			
2000 Population	6,064	19,644	34,263
2010 Population	6,225	20,252	38,750
2015 Population	6,401	21,123	40,327
2020 Population	6,658	22,198	42,556
2000-2010 Annual Rate	0.26%	0.31%	1.24%
2010-2015 Annual Rate	0.53%	0.81%	0.76%
2015-2020 Annual Rate	0.79%	1.00%	1.08%
2015 Male Population	46.9%	46.2%	46.8%
2015 Female Population	53.1%	53.8%	53.2%
2015 Median Age	38.1	43.7	51.4

In the identified area, the current year population is 6,401. In 2010, the Census count in the area was 6,225. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 6,658 representing a change of 0.79% annually from 2015 to 2020. Currently, the population is 46.9% male and 53.1% female.

Data for all businesses in area			
Total Businesses:	754	1,805	2,388
Total Employees (Daytime Population):	5,879	18,463	24,062
Total Residential Population:	6,401	21,123	40,327
Employee/Residential Population Ratio:	0.92:1	0.87:1	0.6:1

Median Age			
The median age in this area is 38.1, compared to U.S. median age of 37.9.			

Race and Ethnicity			
2015 White Alone	68.1%	64.2%	74.6%
2015 Black Alone	21.8%	27.5%	18.5%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	0.7%	1.4%	1.6%
2015 Pacific Islander Alone	0.0%	0.2%	0.2%
2015 Other Race	5.7%	3.6%	2.6%
2015 Two or More Races	3.3%	2.8%	2.3%
2015 Hispanic Origin (Any Race)	13.7%	9.5%	7.8%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income			
2015 Median Household Income	\$35,222	\$33,625	\$37,677
2020 Median Household Income	\$39,025	\$38,361	\$43,608
2015-2020 Annual Rate	2.07%	2.67%	2.97%

Average Household Income			
2015 Average Household Income	\$44,991	\$45,328	\$50,418
2020 Average Household Income	\$50,383	\$51,423	\$57,304
2015-2020 Annual Rate	2.29%	2.56%	2.59%

Per Capita Income			
2015 Per Capita Income	\$18,379	\$19,499	\$22,187
2020 Per Capita Income	\$20,562	\$22,104	\$25,185
2015-2020 Annual Rate	2.27%	2.54%	2.57%

Executive Summary

W Dixie Ave & US Hwy 27 | Leesburg, FL 34748



	1 mile	3 miles	5 miles
Households			
2000 Households	2,498	8,338	15,163
2010 Households	2,528	8,533	17,215
2015 Total Households	2,589	8,870	17,826
2020 Total Households	2,695	9,325	18,798
2000-2010 Annual Rate	0.12%	0.23%	1.28%
2010-2015 Annual Rate	0.46%	0.74%	0.67%
2015-2020 Annual Rate	0.81%	1.01%	1.07%
2015 Average Household Size	2.41	2.33	2.24

The household count in this area has changed from 2,528 in 2010 to 2,589 in the current year, a change of 0.46% annually. The five-year projection of households is 2,695, a change of 0.81% annually from the current year total. Average household size is currently 2.41, compared to 2.40 in the year 2010. The number of families in the current year is 1,498 in the specified area.

Households by Income

Current median household income is \$35,222 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$39,025 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$44,991 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$50,383 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$18,379 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$20,562 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	2,824	9,572	17,622
2000 Owner Occupied Housing Units	1,615	5,334	11,329
2000 Renter Occupied Housing Units	883	3,004	3,834
2000 Vacant Housing Units	326	1,234	2,459
2010 Total Housing Units	3,131	10,656	20,957
2010 Owner Occupied Housing Units	1,347	4,798	12,140
2010 Renter Occupied Housing Units	1,181	3,735	5,075
2010 Vacant Housing Units	603	2,123	3,742
2015 Total Housing Units	3,250	11,110	21,828
2015 Owner Occupied Housing Units	1,248	4,564	11,871
2015 Renter Occupied Housing Units	1,341	4,306	5,954
2015 Vacant Housing Units	661	2,240	4,002
2020 Total Housing Units	3,395	11,661	23,054
2020 Owner Occupied Housing Units	1,271	4,734	12,413
2020 Renter Occupied Housing Units	1,424	4,591	6,386
2020 Vacant Housing Units	700	2,336	4,256

Currently, 38.4% of the 3,250 housing units in the area are owner occupied; 41.3%, renter occupied; and 20.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 3,131 housing units in the area - 43.0% owner occupied, 37.7% renter occupied, and 19.3% vacant. The annual rate of change in housing units since 2010 is 1.67%. Median home value in the area is \$94,715, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.45% annually to \$117,763.